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Sue Wills
Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Our Ref: 0501
PP Ref: 14268997

Date: 22nd October 2025

Dear Sue,

Land at Mount Road, Manchester – Section 73 Application

This Planning Covering Letter has been prepared by Asteer Planning LLP ("Asteer Planning") on behalf of Centrepoint in support of a material amendment ("Section 73") application to planning permission reference 138788/FO/2023 at Land at Mount Road, Manchester ("the site").

Background

Planning permission reference 138788/FO/2023 was granted on the 19th September 2024 for the following development at the site:

> *"Erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2 no. football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36 no. apartments for young persons accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road."*

A Section 73 application was submitted to the aforementioned planning permission and was validated on 20th May 2025 (LPA reference: 142998/JO/2025). It is currently pending determination. It is important to note that Section 73 application reference 142998/JO/2025 relates only to the community hub, which sits within Phase 1B (as shown on the approved Phasing Plan (**Appendix 1** of this letter) and will be owned and operated by the Greater Manchester Youth Federation ("GMYF"). However, the Section 73 application that is the subject of this Planning Covering Letter relates only to Phase 3, which will be owned and operated by Centrepoint; a charity that provides housing and support for young people.

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Since planning permission 138788/FO/2023 was granted, the design team appointed by Centrepoint has reviewed the Centrepoint building design to ensure that it is more sympathetic to the surrounding area, as well as giving a better maintenance strategy in the long-term for Centrepoint. Consequently, it has been determined that certain amendments are required to ensure that the Centrepoint building and its external areas are able to fully meet Centrepoint's requirements. Therefore, the amendments proposed comprise:

1. Amendments to the building design comprising:
    a) 2no. (minimal) feature gable projections have been added to the principal elevation;
    b) The approved flat roof and parapet detail have been replaced with a traditional pitched roof;
    c) A concealed plant area is proposed on the proposed central flat roof section, to be hidden from view by the pitched roof returning front-to-back to form a visual barrier;
    d) The main entrance has been pulled forward, but not beyond the approved building line/principal elevation, and includes a proposed canopy;
    e) Solar assisted heating panels have been removed from the front and rear elevations and a PV array is now proposed to the south-facing roof to assist with energy generation;
    f) All Juliet balconies and associated doors to each apartment have been replaced with larger openable windows on the front and rear elevations;
    g) Wall recesses and full-height glazing have been added to the corridors within each gable end, and additional small windows within each gable end; and,
    h) The proposed material palette has been revised to match the adjacent GMYF building in terms of the proposed red facing bricks, artificial slate roof and glazing.

2. Amendments to the external areas:
    a) External communal amenity spaces for residents have been included;
    b) The proposed boundary treatments have been updated to ensure low-level railings are included to the back of pavement;
    c) Additional soft landscaping and tree planting have been included; and,
    d) 1no. accessible parking space relocated.

Full details of the proposed scheme amendments are provided in the subsequent sections of this letter and are shown on the submitted drawings (detailed in **Table 1** below)

Table 1: Submission Documents and Plans

Plan / Document Title	Date / Reference	Author	Comment
Planning Covering Letter	7th October 2025	Asteer Planning	New Document
For Approval			
Proposed Ground Floor Plan	7000_T1260_GCP-KMA-XX-XX-DR-A-7000_A3_P4	Studio KMA	Revised plan (plan previously approved as part of planning permission reference 138788/FO/2023 is superseded).
Proposed First Floor Plan	7001_T1260_GCP-KMA-XX-XX-DR-A-7001_A3_P4	Studio KMA	Revised plan (plan previously approved as part of planning permission reference

Table 1: Submission Documents and Plans			
Plan / Document Title	**Date / Reference**	**Author**	**Comment**
			138788/FO/2023 is superseded).
Proposed Second Floor Plan	7002_T1260_GCP-KMA-XX-XX-DR-A-7002_A3_P4	Studio KMA	Revised plan (plan previously approved as part of planning permission reference 138788/FO/2023 is superseded).
Proposed Roof Plan	7003_T1260_GCP-KMA-XX-XX-DR-A-7003_A3_P4	Studio KMA	Revised plan (plan previously approved as part of planning permission reference 138788/FO/2023 is superseded).
Proposed Elevations	7100_T1260_GCP-KMA-XX-XX-DR-A-7100_A3_P2	Studio KMA	Revised plan (elevational plans previously approved as part of planning permission reference 138788/FO/2023 is superseded).
Proposed Site Plan	7005_T1260_GCP-KMA-XX-XX-DR-A-7005_A3_P4	Studio KMA	New drawing
Proposed Site Plan (Boundary Treatments)	7006_T1260_GCP-KMA-XX-XX-DR-A-7006_A3_P4	Studio KMA	New drawing
Proposed Studio Apartment Layout	7004_T1260_GCP-KMA-XX-XX-DR-A-7004_A3_P1	Studio KMA	New drawing
Proposed Section A-A	7200_T1260_GCP-KMA-XX-XX-DR-A-7200_A3_P1	Studio KMA	New drawing
Not for Approval			
Proposed 3D Views	7300-4_T1260_GCP-KMA-XX-XX-DR-A-7300-4_A3_P1	Studio KMA	New document (for information only)
Proposed Elevations (Comparative Overlay	7101_T1260_GCP-KMA-XX-XX-DR-A-7101_A3_P1	Studio KMA	New drawing (for information only)

The Site and Surrounding Area

As detailed above, the changes proposed to planning permission 138788/FO/2023 as part of this Section 73 application relate only to Phase 3 of the consented development, which comprises the apartments and their curtilage, which will be owned and managed by Centrepoint.

To the north and north-east is Phase 1 which is consented housing, to the south-east of the site is Phase 2 which is also consented housing, to the south and west is Phase 1B which will consist of the approved pitches and community hub.

The Changes to the Approved Scheme

As detailed above, the amendments proposed to planning permission 138788/FO/2023 comprise:

1. Amendments to the building design comprising:
    a) 2no. (minimal) feature gable projections have been added to the principal elevation;
    b) The approved flat roof and parapet detail have been replaced with a traditional pitched roof;
    c) A concealed plant area is proposed on the proposed central flat roof section, to be hidden from view by the pitched roof returning front-to-back to form a visual barrier;
    d) The main entrance has been pulled forward, but not beyond the approved building line/principal elevation, and includes a proposed canopy;
    e) Solar assisted heating panels have been removed from the front and rear elevations and a PV array is now proposed to the south-facing roof to assist with energy generation;
    f) All Juliet balconies and associated doors to each apartment have been replaced with larger openable windows on the front and rear elevations;
    g) Wall recesses and full-height glazing have been added to the corridors within each gable end, and additional small windows within each gable end; and,
    h) The proposed material palette has been revised to match the adjacent GMYF building in terms of the proposed red facing bricks, artificial slate roof and glazing.

2. Amendments to the external areas:
    a) External communal amenity spaces for residents have been included;
    b) The proposed boundary treatments have been updated to ensure low-level railings are included to the back of pavement;
    c) Additional soft landscaping and tree planting have been included; and,
    d) 1no. accessible parking space has been relocated.

An explanation of, and justification for, each of the amendments cited above is provided below. The amendments proposed are shown on the relevant revised drawings (for approval), as detailed in Table 1.

2no. (minimal) feature gable projections have been added to the principal elevation

This amendment has partly been undertaken as a result of the change in the style of the roof (from flat to traditional pitched), but also to improve the external appearance of the building. The gables are a traditional architectural feature, which help breakdown the scale and mass of the building's façade.

The approved flat roof and parapet detail have been replaced with a traditional pitched roof

The proposed ridge height is to remain the same as the approved parapet, but the proposed (lower) eaves height shall reduce the overall visual mass of the building. It is important to note that the amended roof design for the Centrepoint building will not result in an increase in the height of the consented building. Therefore, there will be no adverse impact on overshadowing as a result of this amendment.

A concealed plant area is proposed on the proposed central flat roof section, to be hidden from view by the pitched roof returning front-to-back to form a visual barrier

The plant area is proposed on the central flat roof section for maintenance purposes and will be securely accessed via the main stair. It will be hidden from view by the proposed pitched roof.

Condition 20a of planning permission 138788/FO/2023 relates to externally mounted ancillary plant, equipment and servicing for the community hub and/or apartment building. An application to discharge condition 20a of the aforementioned planning permission for the apartment building will be submitted in due course. In accordance with part b of condition 20, a verification report will then be submitted to the Local Planning Authority for approval.

The main entrance has been pulled forward, but not beyond the approved building line/principal elevation, and includes a proposed canopy

This amendment is proposed to 'announce' the main entrance, creating interest at this elevation and ensuring that it looks more domestic in character, which will ensure that it ties in better with the adjoining consented built form. The mono-pitch of the proposed canopy will also match the main roof. The vertical circulation core has been pulled inwards at the back of the building to create articulation along the rear elevation, rather than a flat façade.

Solar assisted heating panels have been removed from the front and rear and a PV array is now proposed to the south-facing roof to assist with energy generation

This will assist with energy generation and offset losses from removal from the front and rear elevation. In accordance with condition 44b of planning permission 138788/FO/2023, finalised details of the energy and sustainability measures for the apartments will be submitted to the Local Planning Authority for approval in due course.

All Juliet balconies and associated doors to each apartment have been replaced with larger openable windows on the front and rear elevations

This amendment will ensure that a greater level of natural light is provided to the apartments. Additionally, Centrepoint require openable windows for natural ventilation.

Wall recesses and full-height glazing have been added to the corridors within each gable end, and additional small windows within each gable end

The full height glazing proposed to the corridors will maximise natural light in the proposed corridors, which will in turn decrease energy demand by reducing the use of artificial lighting. The corridors are not habitable rooms and, thus, this amendment will not result in any overlooking issues.

The additional small windows in each gable end will similarly maximise natural light and will allow for natural ventilation in bedrooms. The bathrooms will include opaque glazing and the distance between the bedrooms and blank gable end will be 12.7m to the nearest consented dwelling.

The proposed material palette has been revised to match the adjacent GMYF building in terms of the proposed red facing bricks, artificial slate roof and glazing

The material palette proposed for the Centrepoint building has been revised to match the adjacent GMYF community hub through the proposed use of red facing bricks, artificial slate roof and glazing. The use of the proposed materials will, thus, ensure that the Centrepoint building is visually attractive and will function well over the lifetime of the development, whilst also being more sympathetic to the adjacent community hub.

Condition 5 of planning permission 138788/FO/2023 requires samples and specifications of all materials to be used on all external elevations relevant to that phase of development to be submitted to and approved in writing by the Local Planning Authority. Therefore, condition 5 will be discharged for Phase 3 in due course.

External communal amenity spaces for residents have been included

This will enhance the attractiveness of the site to prospective residents and will make better use of the space within the wider Centrepoint site (Phase 3 on the approved Phasing Plan).

The proposed boundary treatments have been updated to ensure low-level railings are included to the back of pavement

This amendment will preserve the domestic scale of the immediate context and ensure that this area of the site is more attractive and welcoming.

Condition 50 requires the finalised design details and location of boundary treatments for each phase to be submitted to and approved in writing by the Local Planning Authority within three months of the commencement of that phase of development. The details submitted alongside this Section 73 application fulfil the requirements of this condition for Phase 3.

Additional soft landscaping and tree planting have been included

The additional soft landscaping and tree planting will help to soften the overall impact of the development and improve its landscaped setting, thus, enhancing the attractiveness of the development.

1no. accessible parking space has been relocated

4no. parking spaces are consented in Phase 3. This amendment proposes no changes to the consented number of parking spaces, but, instead, moves one of the accessible parking spaces to the position closer to the Centrepoint building to ensure that there is a lesser distance for persons using this disabled parking space to walk to the building.

Proposed Amended Condition Wording

Owing to the proposed changes detailed above, this material amendment application seeks to vary certain conditions attached to planning permission reference 138788/FO/2023, as detailed in Table 2 overleaf.

Table 2: Amendments Proposed to Relevant Condition Wording			
Condition	**Condition Wording**	**Amendment Proposed**	**Reason**
2	*"The development hereby approved shall be carried out in accordance with the following drawings and documents:* • *Location plan ref: KH008 A- 000* • *Youth, sports and community hub elevations (west and south) plan ref: GMR_KMA_XX_XX_DR_A_7100 rev.P4* • *Youth, sports and community hub elevations (east and north) plan ref: GMR_KMA_XX_XX_DR_A_7101 rev.P7* • *Proposed refuse and recycling store plan ref: GMR_KMA_XX_XX_DR_A_7400 rev.P1* • *Electricity Northwest Construction Details for Indoor Unit Sub Station plan ref: 900350-028 rev.1* • *Acacia elevations plan ref: ACACIA -ELE - 01* • *Acacia floorplan plan ref: ACACIA -PLN -01 o Cedar elevations plan ref: CEDAR -ELE - 01* • *Cedar floorplan plan ref: CEDAR -PLN -01 o Olive elevations plan ref: OLIVE-ELE - 01* • *Olive floor plan ref: OLIVE-PLN- 01* • *Storey Heights plan ref: KH008 A-102 rev.B* • *Affordable Tenure Plan ref: KH008 A-105 (notwithstanding any drainage information annotated on the plan)* • *House type plan ref: KH008 A-106* • *Street Scenes plan ref; KH008 A-600* • *Site wide planting plan ref: P21374-00-001-GIL- L-0406 rev.P02* • *Planting plan 1 of 6 ref: P21374-00-001-GIL- L- 0400 rev.P03*	*The development hereby approved shall be carried out in accordance with the following drawings and documents:* • *Location plan ref: KH008 A- 000* • *Youth, sports and community hub elevations (west and south) plan ref: GMR_KMA_XX_XX_DR_A_7100 rev.P4* • *Youth, sports and community hub elevations (east and north) plan ref: GMR_KMA_XX_XX_DR_A_7101 rev.P7* • *Proposed refuse and recycling store plan ref: GMR_KMA_XX_XX_DR_A_7400 rev.P1* • *Electricity Northwest Construction Details for Indoor Unit Sub Station plan ref: 900350-028 rev.1* • *Acacia elevations plan ref: ACACIA -ELE - 01* • *Acacia floorplan plan ref: ACACIA -PLN -01 o Cedar elevations plan ref: CEDAR -ELE - 01* • *Cedar floorplan plan ref: CEDAR -PLN -01 o Olive elevations plan ref: OLIVE-ELE - 01* • *Olive floor plan ref: OLIVE-PLN- 01* • *Storey Heights plan ref: KH008 A-102 rev.B* • *Affordable Tenure Plan ref: KH008 A-105 (notwithstanding any drainage information annotated on the plan)* • *House type plan ref: KH008 A-106* • *Street Scenes plan ref; KH008 A-600* • *Site wide planting plan ref: P21374-00-001-GIL- L- 0406 rev.P02*	The revised plans have been prepared to reflect the proposed amendments detailed above.

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Table 2: Amendments Proposed to Relevant Condition Wording			
Condition	**Condition Wording**	**Amendment Proposed**	**Reason**
	• *Planting plan 2 of 6 ref: P21374-00-001-GIL- L-0401 rev.P03* • *Planting plan 3 of 6 ref: P21374-00-001-GIL- L- 0402 rev.P03* • *Planting plan 4 of 6 ref: P21374-00-001-GIL- L- 0403 rev.P03* • *Planting plan 5 of 6 ref: P21374-00-001-GIL- L- 0404 rev.P03* • *Planting plan 6 of 6 ref: P21374-00-001-GIL-L- 0404 rev.P03* • *Youth, sports and community hub visual 1* • *Youth, sports and community hub visual 2* • *Youth, sports and community hub visual 3* • *Youth, sports and community hub visual 4* • *Youth, sports and community hub visual 5* • *Youth, sports and community hub visual 6* • *Youth, sports and community hub visual 7* • *Youth, sports and community hub visual 8* • *Youth, sports and community hub visual 9* • *Air Quality Assessment re: 6170r3 dated 1st December 2023* • *Construction Environmental Management Plan and Construction Traffic Management Plan November 2023 (CEMP elements of the report only)* • *Crime Impact Statement Version C:18/09/23 ref: 2023/0200/CIS/01* • *Energy and Sustainability Statement dated January 2022 (residential element of the scheme)* • *Historic Environment Desk Based Assessment report ref: 3601 .R01 C dated November 2023*	• *Planting plan 1 of 6 ref: P21374-00-001-GIL- L-0400 rev.P03* • *Planting plan 2 of 6 ref: P21374-00-001-GIL- L-0401 rev.P03* • *Planting plan 3 of 6 ref: P21374-00-001-GIL- L-0402 rev.P03* • *Planting plan 4 of 6 ref: P21374-00-001-GIL- L-0403 rev.P03* • *Planting plan 5 of 6 ref: P21374-00-001-GIL- L-0404 rev.P03* • *Planting plan 6 of 6 ref: P21374-00-001-GIL-L-0404 rev.P03* • *Youth, sports and community hub visual 1* • *Youth, sports and community hub visual 2* • *Youth, sports and community hub visual 3* • *Youth, sports and community hub visual 4* • *Youth, sports and community hub visual 5* • *Youth, sports and community hub visual 6* • *Youth, sports and community hub visual 7* • *Youth, sports and community hub visual 8* • *Youth, sports and community hub visual 9* • *Air Quality Assessment re: 6170r3 dated 1st December 2023* • *Construction Environmental Management Plan and Construction Traffic Management Plan November 2023 (CEMP elements of the report only)* • *Crime Impact Statement Version C:18/09/23 ref: 2023/0200/CIS/01*	

Table 2: Amendments Proposed to Relevant Condition Wording			
Condition	**Condition Wording**	**Amendment Proposed**	**Reason**
	• *Operational Statement for the Playing Pitches and Youth and Community Hub Land at Mount Road, Gorton, Manchester dated December 2023* • *Operational Statement Centrepoint Independent Living Programme - Genuinely* • *Affordable Homes for working adults aged from 18yrs up to 25yrs Version 1 November* • *2023* • *Mellands Playing Fields, Gorton Sports Mitigation Position Statement dated December 2023* • *Statement of Community Involvement dated June 2023* • *Supporting Planning Statement December 2023* • *Viability Assessment dated December 2023* • *External Lighting Assessment Plan ref: PROJECT No: AP0524-1120 dated 19th* • *September 2023 Mount Road, Gorton Revision 2* • *Aboricultural Impact Assessment Ref: P.1778.22 rev.C dated November 2023* • *Flood Risk Assessment and Drainage Strategy Rev. 6 Contract Ref: FD056* • *Phase I Geo-Environmental Assessment Report ref: LC/C5150/11494 Rev B* • *dated November 2023* • *Phase II Geo-Environmental Assessment Report ref: MS/C5150/11591 Rev E Dated November 2023* • *Waste Management Proforma* • *Transport Assessment Doc Ref:CBO-0767-005 Issue: 5 Date: 29.11.23* • *Travel Plan Framework Doc Ref:CBO-0767-006 Issue: 5 Date: 29.11.23*	• *Energy and Sustainability Statement dated January 2022 (residential element of the scheme)* • *Historic Environment Desk Based Assessment report ref: 3601 .R01 C dated November 2023* • *Operational Statement for the Playing Pitches and Youth and Community Hub Land at Mount Road, Gorton, Manchester dated December 2023* • *Operational Statement Centrepoint Independent Living Programme - Genuinely* • *Affordable Homes for working adults aged from 18yrs up to 25yrs Version 1 November* • *2023* • *Mellands Playing Fields, Gorton Sports Mitigation Position Statement dated December 2023* • *Statement of Community Involvement dated June 2023* • *Supporting Planning Statement December 2023* • *Viability Assessment dated December 2023* • *External Lighting Assessment Plan ref: PROJECT No: AP0524-1120 dated 19th* • *September 2023 Mount Road, Gorton Revision 2* • *Aboricultural Impact Assessment Ref: P.1778.22 rev.C dated November 2023* • *Flood Risk Assessment and Drainage Strategy Rev. 6 Contract Ref: FD056*	

Table 2: Amendments Proposed to Relevant Condition Wording			
Condition	**Condition Wording**	**Amendment Proposed**	**Reason**
	• *Received 8th December 2023* • *Preliminary Ecological Assessment ref: TG Report No. 15860_R01c_LJ dated 30th October 2023* *Received 11th December 2023* • *Mount Road, Gorton - Supplementary Geo-Environmental Site Investigation letter ref: MB/C5150/12138 dated 23rd June 2023 received 6th February 2024.* • *Agent email 08.02.2024* • *Gas Calibration Certification data date 15.07.2022;11.08.2022;23.01.2023 and 06.02.2023* *Received 08.02.2024* • *Affordable Tenure Plan ref: KH008 -A-105 received 16th February 2024* • *BNG Metric Spreadsheet data received 21st February 2024* • *Strip, Map and Record assessment by Aeon Archaeology ref: 046801.1 report no.0456 dated February 2-24 received 28th February 2024* • *Letter from Brownfield Solutions Ltd ref: AJS/C150/12793 rev. A dated 5th* • *February 2024 to the Environment Agency received 8th March 2024* • *Letter from Kellen Homes dated 28th February 2024 in relation to Environment Agency matters* • *Mutli-Site Assessment report rev. E 03/03/2024* • *Sports Mitigation Strategy dated March 2024 Received 28th March 2024*	• *Phase I Geo-Environmental Assessment Report ref: LC/C5150/11494 Rev B* • *dated November 2023* • *Phase II Geo-Environmental Assessment Report ref: MS/C5150/11591 Rev E Dated November 2023* • *Waste Management Proforma* • *Transport Assessment Doc Ref:CBO-0767-005 Issue: 5 Date: 29.11.23* • *Travel Plan Framework Doc Ref:CBO-0767-006 Issue: 5 Date: 29.11.23* • *Received 8th December 2023* • *Preliminary Ecological Assessment ref: TG Report No. 15860_R01c_LJ dated 30th October 2023* *Received 11th December 2023* • *Mount Road, Gorton - Supplementary Geo-Environmental Site Investigation letter ref: MB/C5150/12138 dated 23rd June 2023 received 6th February 2024.* • *Agent email 08.02.2024* • *Gas Calibration Certification data date 15.07.2022;11.08.2022;23.01.2023 and 06.02.2023* *Received 08.02.2024* • *Affordable Tenure Plan ref: KH008 -A-105 received 16th February 2024* • *BNG Metric Spreadsheet data received 21st February 2024*	

Table 2: Amendments Proposed to Relevant Condition Wording			
Condition	**Condition Wording**	**Amendment Proposed**	**Reason**
	• *Brownfield Solutions letter ref:TM/C5150/12974 dated 28th March 2024 regarding ground condition matters received 5th April 2024.* • *Noise Impact Assessment ref: 50-710-R1-9 dated April 2024 received 09.04.2024* • *Access drawing Wembley Road plan ref: CBO-767-004 Rev.C ;* • *Waste Management plan ref: KH008 A-700 rev.D received 27th March 2024 o Land ownership plan ref: KH-008-A-0517 in regard to ownership/responsibility for sections of unadopted highway. Received10th April 2024* • *Youth, sports and community hub Ground Floor plan ref: GMR_KMA_XX_XX_DR_A_7001 rev.P7 (notwithstanding railings to western boundary of car park)* • *Youth, sports and community hub First Floor plan ref: GMR_KMA_XX_XX_DR_A_7002 rev.P7* • *Youth, sports and community hub roof plan ref: GMR_KMA_XX_XX_DR_A_7003 rev.P7* • *Proposed Bicycle Store plan ref: GMR_KMA_XX_XX_DR_A_7401 rev.P3* • *Materials Plan ref: KH008 A-200 rev.E* • *Boundary treatment details plan ref: KH008 A - 301 o ADU1009 elevations plan: ADU1009-ELE-01 o ADU1009 floor plan: ADU1009-PLN-01 o ADU835 elevations plan: ADU835-ELE-01* • *ADU835 floor plan: ADU835-PLN-01 o Emerson elevations plan ref: EMERSON -ELE - 01* • *Emerson floorplan plan ref: EMERSON -PLN - 01*	• *Strip, Map and Record assessment by Aeon Archaeology ref: 046801.1 report no.0456 dated February 2-24 received 28th February 2024* • *Letter from Brownfield Solutions Ltd ref: AJS/C150/12793 rev. A dated 5th* • *February 2024 to the Environment Agency received 8th March 2024* • *Letter from Kellen Homes dated 28th February 2024 in relation to Environment Agency matters* • *Mutli-Site Assessment report rev. E 03/03/2024* • *Sports Mitigation Strategy dated March 2024 Received 28th March 2024* • *Brownfield Solutions letter ref:TM/C5150/12974 dated 28th March 2024 regarding ground condition matters received 5th April 2024.* • *Noise Impact Assessment ref: 50-710-R1-9 dated April 2024 received 09.04.2024* • *Access drawing Wembley Road plan ref: CBO-767-004 Rev.C ;* • *Waste Management plan ref: KH008 A-700 rev.D received 27th March 2024 o Land ownership plan ref: KH-008-A-0517 in regard to ownership/responsibility for sections of unadopted highway. Received10th April 2024* • *Youth, sports and community hub Ground Floor plan ref: GMR_KMA_XX_XX_DR_A_7001*	

Table 2: Amendments Proposed to Relevant Condition Wording			
Condition	**Condition Wording**	**Amendment Proposed**	**Reason**
	• *Window reveal details for Mount Road dated 10.05.2024* • *Design and Access Statement dated December 2023* • *Brighton Tall Cycle Locker o Brighton Twin Cycle Locker* • *PRF aerial inspection in regard to bats at height of trees at land at Mount Road Gorton and drawing no. plan 5860/P03 Trees with Bat Roost Potential Received 16th May 2024* • *Centrepoint Apartments - Front and rear elevations plan ref: KH007-A-902-E-000* • *Centrepoint Apartments - Side elevations plan ref: : KH007-A-902-E-001* • *Centrepoint Apartments - Ground Floor GA layout plan ref: : KH007-A-902-P-000* • *Centrepoint Apartments - First Floor GA layout plan ref: KH007-A-902-P-001* • *Centrepoint Apartments - Second Floor GA layout plan ref : KH007-A-902-P-002* • *Centrepoint Apartments - Roof GA layout plan ref: : KH007-A-902-P-003* • *Hickory elevations plan ref: HICKORY -ELE - 01* • *Hickory floorplan plan ref: HICKORY -PLN - 01* • *Sustainability Strategy and Environmental Standards Statement dated May 2024* • *Proposed Equipment Store plan ref: GMR_KMA_XX_XX_DR_A_7402 rev.P2* • *Applicants email dated 17th May 2024 confirming window reveal depth. Received 17th May 2024* • *Phasing plan ref:KH007 A-103*	*rev.P7 (notwithstanding railings to western boundary of car park)* • *Youth, sports and community hub First Floor plan ref: GMR_KMA_XX_XX_DR_A_7002 rev.P7* • *Youth, sports and community hub roof plan ref: GMR_KMA_XX_XX_DR_A_7003 rev.P7* • *Proposed Bicycle Store plan ref: GMR_KMA_XX_XX_DR_A_7401 rev.P3* • *Materials Plan ref: KH008 A-200 rev.E* • *Boundary treatment details plan ref: KH008 A - 301* • *ADU1009 elevations plan: ADU1009-ELE-01* • *ADU1009 floor plan: ADU1009-PLN-01* • *ADU835 elevations plan: ADU835-ELE-01* • *ADU835 floor plan: ADU835-PLN-01* • *Emerson elevations plan ref: EMERSON -ELE - 01* • *Emerson floorplan plan ref: EMERSON -PLN - 01* • *Window reveal details for Mount Road dated 10.05.2024* • *Design and Access Statement dated December 2023* • *Brighton Tall Cycle Locker o Brighton Twin Cycle Locker* • *PRF aerial inspection in regard to bats at height of trees at land at Mount Road Gorton and drawing no. plan 5860/P03 Trees with Bat Roost Potential Received 16th May 2024*	

Table 2: Amendments Proposed to Relevant Condition Wording			
Condition	**Condition Wording**	**Amendment Proposed**	**Reason**
	• *Site layout plan ref: KH007 A-100 rev.P14 (Notwithstanding the annotated reference to secure cycle points). Received 29th May 2024* • *Affordable Housing Statement received 20th August 2024"*	• *Proposed Elevations 7100_T1260_GCP-KMA-XX-XX-DR-A-7100_A3_P2* • *Proposed Ground Floor Plan 7000_T1260_GCP-KMA-XX-XX-DR-A-7000_A3_P4* • *Proposed First Floor Plan 7001_T1260_GCP-KMA-XX-XX-DR-A-7001_A3_P4* • *Proposed Second Floor Plan 7002_T1260_GCP-KMA-XX-XX-DR-A-7002_A3_P4* • *Proposed Roof Plan 7003_T1260_GCP-KMA-XX-XX-DR-A-7003_A3_P4* • *Proposed Section A-A7200_T1260_GCP-KMA-XX-XX-DR-A-7200_A3_P1* • *Proposed Site Plan 7005_T1260_GCP-KMA-XX-XX-DR-A-7005_A3_P4* • *Proposed Site Plan (Boundary Treatments) 7006_T1260_GCP-KMA-XX-XX-DR-A-7006_A3_P4* • *Sustainability Strategy and Environmental Standards Statement dated May 2024* • *Proposed Equipment Store plan ref: GMR_KMA_XX_XX_DR_A_7402 rev.P2* • *Applicants email dated 17th May 2024 confirming window reveal depth. Received 17th May 2024* • *Phasing plan ref:KH007 A-103* • *Site layout plan ref: KH007 A-100 rev.P14 (Notwithstanding the annotated reference to secure cycle points). Received 29th May 2024*	

Table 2: Amendments Proposed to Relevant Condition Wording			
Condition	**Condition Wording**	**Amendment Proposed**	**Reason**
		• *Affordable Housing Statement received 20th August 2024"*	
57	*"Prior to above ground works of the apartment building, external elevational details relating to the Solar Assisted Heat Pump (SAMP) areas to the front and rear elevations of the proposed apartment building and annotated on plan ref: KH007-A-902-E-000 shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The development shall be implemented in accordance with the approved details."*	*"Prior to above ground works of the apartment building, external elevational details relating to the PV array of the proposed apartment building and annotated on plan ref: 7003_T1260_GCP-KMA-XX-XX-DR-A-7003_A3_P4 shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The development shall be implemented in accordance with the approved details."*	The condition wording has been updated to reflect the amendments detailed above.

Policy Context

The Development Plan is unchanged from when the original planning application was determined, and, thus, comprises the:

- Places for Everyone Joint Development Plan Document (March 2024);
- Manchester's Core Strategy 2012-2027 (adopted July 2012); and,
- 'Saved' policies of the Manchester Unitary Development Plan (adopted July 1995).

Technical Considerations

Planning permission 138788/FO/2023 was supported by a comprehensive suite of technical documents. The proposed changes do not affect the conclusions of any of the technical reports that were submitted with the original application.

Summary and Conclusion

This Planning Covering Letter has been prepared by Asteer Planning on behalf of Centrepoint /the Applicant in support of a Section 73 application to planning permission reference 138788/FO/2023 at Land at Mount Road, Manchester.

The application seeks to vary conditions 2 and 57 of planning permission reference 138788/FO/2023 to allow for amendments to be made to the approved scheme to ensure that the consented Phase 3 development is able to fully meet Centrepoint's requirements. The changes proposed represent a material change to the consented development and, thus, can be dealt with via a Section 73 application to planning permission reference 138788/FO/2023.

Should you have any questions regarding the content of this submission, please do not hesitate to contact me.

Yours Sincerely,

[redacted]

Jack Woodford
Planner

[redacted]

For and on behalf of Asteer Planning LLP

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